



PLANNING COMMISSION SUMMARY OF ACTIONS

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April 4, 2002

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PRESENT: Commissioners Byers, DuBois, de la Fe, Hall, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioners Alcorn, Harsel

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The meeting was called to order at 8:23 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Hall MOVED THAT THE DECISION ONLY ON SE-01-M-036, PINECREST SCHOOL, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 17, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION ADOPT REVISED AFFIDAVIT PROCEDURES AS OUTLINED IN HER MEMORANDUM OF MARCH 21, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON FDPA-84-D-049-7, TYSONS II LAND COMPANY, BE DEFERRED TO A DATE CERTAIN OF APRIL 28, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Wilson MOVED THAT THE DECISION ONLY ON S99-CW-TR2, OUT-OF-TURN PLAN AMENDMENT, COUNTYWIDE TRAILS, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 25, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Wilson noted that VC-01-L-199, Lawrence Doll Company, scheduled for an administrative review before the Planning Commission, had been withdrawn. She said it was the intention of the applicant to file a rezoning application.

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Commissioner Murphy announced his intent to defer the public hearing on RZ/FDP-2001-SP-041, Centex Homes, from April 24, 2002 to May 15, 2002.

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Commissioner DuBois noted that 2232-D01-35, Nextel Communications, scheduled for public hearing on April 17, 2002, had been withdrawn.

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In the absence of Commissioner Alcorn, Chairman Murphy announced that the first Outreach meeting to discuss residential development criteria and the cash proffer system would be held on Saturday, April 6, 2002 from 9:00 a.m. to 12:00 p.m., in Conference Rooms 4 and 5 of the Government Center.

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Chairman Murphy reminded Commissioners that the Appreciation Dinner for former Hunter Mill Commissioner John Palatiello would be held Sunday, April 7, 2002 at 6:00 p.m.

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In the absence of Commissioner Harsel, Commissioner DuBois announced that a joint Planning Commission/Housing committee meeting would be held on Wednesday, April 17, 2002 at 7:30 p.m. in the Board Conference Room.

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FSA-M98-10-1 - AT&T WIRELESS SERVICES - 6711 Columbia Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE MODIFICATIONS PROPOSED IN FSA-M98-10-1, AT&T WIRELESS SERVICES, BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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APR-01-III-11UP (Sully District)

(Decision Only - Public Hearing held on February 6, 2001)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FORWARD APR-01-III-11UP TO THE BOARD OF SUPERVISORS WITH THE RECOMMENDATION THAT THE MIXED-USE DESIGNATION BE EXTENDED TO PARCELS 34-2((1))3 AND 3B.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Koch FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT A TASK FORCE BE CREATED TO DETERMINE WHETHER AND UNDER WHAT CRITERIA RESIDENTIAL DEVELOPMENT SHOULD BE ALLOWED WEST OF CENTREVILLE ROAD IN THE AREA EXTENDING SOUTH FROM HORSEPEN RUN TO ROUTE 50 AND IF ALLOWED, HOW SCHOOLS, PARKS AND RECREATIONAL AND TRANSPORTATION IMPACTS ARISING OUT OF SUCH RESIDENTIAL USE SHOULD BE ADDRESSED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE RESIDENTIAL COMPONENT OF THE APR REQUEST BE INDEFINITELY DEFERRED PENDING THE OUTCOME OF THE TASK FORCE REVIEW AND THAT THE TASK FORCE RECOMMEND TO THE BOARD OF SUPERVISORS THE AUTHORIZATION, IF APPROPRIATE, OF AN OUT-OF-TURN PLAN AMENDMENT TO ADDRESS THE TASK FORCE RECOMMENDATIONS.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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SE-01-M-037 - ZAFARALLAH KHAN

(Decision Only - Public Hearing was held on March 14, 2002)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-037, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED APRIL 4, 2002.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG COLUMBIA PIKE.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE

BARRIER REQUIREMENTS ON THE NORTHERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE SE PLAT AS CONDITIONED.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Harsel absent from the meeting.

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CAPITAL IMPROVEMENT PLAN (CIP) MARKUP

(Decision Only - Public Hearing held on March 20, 2001)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ADVERTISED CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2003-2007, WITH FUTURE FISCAL YEARS TO 2012, AMENDED AS FOLLOWS:

PARKS - ON PAGE 136, ADD A PROPOSED REFERENDUM FOR PARKS AND RECREATION FOR FALL 2004 BY SHOWING: "FALL 2004, FY 2005, PARKS AND RECREATION: FAIRFAX COUNTY PARK AUTHORITY \$75 MILLION; NORTHERN VIRGINIA REGIONAL PARK AUTHORITY \$12 MILLION;

ON PAGE 138, ADD A REFERENCE, AS APPROPRIATE, TO THE NEW REFERENDA TABLE FOR A FALL 2004 REFERENDUM FOR PARKS AND RECREATION.

ON PAGES 32-42, UNDER THE SECTIONS FOR THE FAIRFAX COUNTY PARK AUTHORITY AND NORTHERN VIRGINIA REGIONAL PARK AUTHORITY, ADD REFERENCES, AS APPROPRIATE, FOR A FALL 2004 REFERENDUM FOR PARKS AND RECREATION.

AND ON PAGE 136, MODIFY THE PROPOSED FALL 2002 REFERENDUM FOR THE FAIRFAX COUNTY PARK AUTHORITY TO READ AS FOLLOWS: "FAIRFAX COUNTY PARK AUTHORITY: LAND ACQUISITION AND DEVELOPMENT \$20 MILLION."

LIBRARIES: ON PAGE 136, ADD POTENTIAL REFERENDUM FOR LIBRARIES FOR FALL 2003 BY SHOWING "FALL 2003, FY 2004, LIBRARY PROJECTS: FAIRFAX COUNTY PUBLIC LIBRARY TO BE DETERMINED."

ON PAGE 138, ADD A REFERENCE, AS APPROPRIATE, TO THE NEW REFERENDA TABLE FOR THE FALLS 2003 REFERENDUM FOR LIBRARIES.

ON PAGES 43 AND 44, UNDER THE SECTION FOR THE PUBLIC LIBRARIES, ADD REFERENCES, AS APPROPRIATE, FOR A FALL 2003 REFERENDUM FOR LIBRARIES.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Koch abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION EXPRESS ITS ENDORSEMENT TO THE BOARD OF SUPERVISORS OF THE SCHOOL BOARD'S RECOMMENDATION OF THE PLANNING DATES AS SHOWN IN THE COUNTY'S ADVERTISED CIP FOR RENOVATION OF KEY AND GLASGOW MIDDLE SCHOOLS, SOUTH

LAKES AND WOODSON HIGH SCHOOLS, AND FOR NEW CONSTRUCTION OF THE SOUTH COUNTY SECONDARY SCHOOL CONTINGENT UPON THE SCHOOL BOARD RECEIVING AN ANNUAL CASH FLOW FOR CAPITAL PROJECTS OF AT LEAST \$135 MILLION.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Moon abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner DuBois FURTHER MOVED THAT THE PLANNING COMMISSION EXPRESS ITS ENDORSEMENT TO THE BOARD OF SUPERVISORS OF AN EXAMINATION OF ALTERNATIVE FUNDING, FOR EXAMPLE, PRIVATE/PUBLIC FINANCING, FOR PUBLIC FACILITIES PROVIDED SUCH STRATEGIES REMAIN CONSISTENT WITH THE COUNTY'S ADOPTED TEN PRINCIPLES OF SOUND FINANCIAL MANAGEMENT.

Commissioner de la Fe seconded the motion.

Commissioner Smyth suggested an amendment as follows: THAT THE PLANNING COMMISSION CONSIDER A SIMPLE, MORE GENERAL RECOMMENDATION THAT PERHAPS THERE WOULD BE FURTHER DISCUSSION WITH THE PUBLIC SAFETY AGENCIES REGARDING THE PRIORITY OF PROJECTS AND THE FUNDING THAT WOULD BE PROPOSED UNDER THE BOND REFERENDUM.

Commissioners DuBois and de la Fe accepted the friendly amendment which carried by a vote of 8-0-2 with Commissioners Koch and Wilson abstaining; Commissioners Alcorn and Harsel absent from the meeting.

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PCA-C-402-8/FDPA-C-402-6 - ROLLING WOODS LLC AND BROOKFIELD WASHINGTON, INC.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-C-402-8, CONSISTENT WITH THE PROFFERS NOW DATED MARCH 22, 2002.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF ADDITIONAL STANDARD NUMBER 1 OF SECTION 9-306 OF THE ZONING ORDINANCE TO PERMIT A REDUCTION IN THE MINIMUM AGE REQUIREMENT OF 62 YEARS OF AGE TO 55 YEARS OF AGE, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 22, 2002.

Commissioner Koch seconded the motion which carried by a vote of 9-1 with Commissioner Moon opposed; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE 600-FOOT MINIMUM LENGTH OF PRIVATE STREETS.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF TRANSITIONAL SCREENING ON THE WESTERN, EASTERN AND NORTHERN PROPERTY LINES TO THAT SHOWN ON THE CDPA AND THE FDPA.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE OFF-STREET LOADING SPACE REQUIREMENTS.

Commissioner Koch seconded the motion which carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy FURTHER MOVED THE PLANNING COMMISSION APPROVE FDPA-C-402-6, SUBJECT TO THE BOARD'S APPROVAL OF PCA-C-402-8, AND SUBJECT TO THE PROFFERS DATED MARCH 22, 2002.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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SE-01-H-048 - MELENDEZ, INC.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-H-048, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 2, 2002.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE EASTERN PORTION OF THE APPLICATION PROPERTY.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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CP-86-C-121-14 - WILLIAM H. LAUER

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE CP-86-C-121-14, SUBJECT TO THE CONCEPTUAL PLAN NOTES WHICH ARE NOW DATED APRIL 4, 2002.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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The meeting was adjourned at 11:01 a.m.
Peter F. Murphy, Jr., Chairman